

Green Roof Performance Standards for the Downtown Density Bonus Program

Consideration	Intent	Requirements for Density Bonus Credit
Planted Bed Area	Ensure planted area is large enough to merit green roof classification & credit.	<ul style="list-style-type: none"> • 30 - 49%: Lower Density Bonus Credit • 50% or more: Maximum Density Bonus Credit
Public Access	Provide places for the public to enjoy.	<ul style="list-style-type: none"> • Must be clearly understood (e.g., marked with signage) as publicly accessible.
Water Use	Demonstrate facility wisely uses potable water.	<ul style="list-style-type: none"> • Use drip irrigation when needed. • Direct rainfall runoff to adjacent landscape at grade and/or collect & recycle back to green roof. • Meet at least 50% of green roof irrigation using non-potable sources such as HVAC condensate, rain-water collection, or other auxiliary water sources.
Soil Depth	Conserve water by retaining moisture for plant health.	<ul style="list-style-type: none"> • Minimum: 6 inches or demonstrate additional potable irrigation reduction. • Demonstrate is sustainable with structural loading capability.
Plant Species	Provide appropriate plant species to save water, celebrate Central Texas flora & avoid invasives.	<ul style="list-style-type: none"> • 90% native or adapted species (e.g., from Grow Green list). • No federal or state invasives. • Suited to soil depth.
Maintenance Access / Safety	Ensure can be properly maintained, safely used.	<ul style="list-style-type: none"> • Provide maintenance access (incl. transport of needed replacement materials in future, e.g., plants, soil, etc.) and safe conditions for users (per Building Code compliance).
Operations & Maintenance (O&M)	Ensure longevity of system & benefits to community.	<ul style="list-style-type: none"> • Provide permanent, ongoing maintenance of green roof elements. • Must maintain at least 80% plant coverage of planted beds (within 2 years of installation). • Document O&M commitment in a Restrictive Covenant.
IPM Plan	Reduce risk of water quality impacts.	<ul style="list-style-type: none"> • Include Integrated Pest Management (IPM) Plan with submittal.
Fertilizer Use	Reduce risk of water quality impacts.	<ul style="list-style-type: none"> • Use of compost tea is acceptable for long-term maintenance. • May use a one-time, slow-release fertilizer application during plant establishment at conservative rate. • Must not use fast-release fertilizers. • Fertilizer use not restricted if use closed-loop rainwater harvesting system or discharge to landscaping at grade.
Adequate Drainage	Reduce risk of structural problems.	<ul style="list-style-type: none"> • Commission the roof drainage system (must sustain 100-year storm, be able to handle blocked flows).
Building Code Compliance	Ensure health, safety & welfare of users & public.	<ul style="list-style-type: none"> • Obtain Professional Engineer's approval.